

115
MEETING
DATE 11-17-03

REQUEST FOR COUNCIL ACTION

AGENDA SECTION:
PUBLIC HEARINGS

ORIGINATING DEPT:
PLANNING

ITEM NO.

E-6

ITEM DESCRIPTION: Final Plat #03-38, by Accessible Space, Inc. to be known as ASI Subdivision. The applicant proposes to subdivide approximately 1.33 acres of land into two lots for development. The property is located south of Eastwood Road and east of Marion Road, near the intersection of these two roads.

PREPARED BY:
Brent Svenby,
Planner

November 12, 2003

Planning Department Review:

See attached staff report dated November 12, 2003 recommending approval subject to the following conditions:

1. *The Final Plat Documents shall include dedication of controlled access along the entire frontage of Eastwood Road SE, except for a single access no greater than 32 feet wide, in a location approved by Olmsted County Public Works.*
2. *Prior to recording the final plat documents, the E911 Addressing and GIS Impact fee's shall be paid as specified in the attached memorandum from the Planning Department GIS/Addressing staff dated November 7, 2003.*
3. *Prior to recording the final plat documents, parkland dedication requirements shall be met via payment of cash in lieu of land in the amount of \$9,250.*

Council Action Needed:

- 1) *A resolution approving the plat can be adopted.*

Distribution:

1. City Administrator
2. City Attorney
3. Planning Department File
4. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, November 17, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
5. Yaggy Colby Associates.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

Final Plat #03-38
ASI Subdivision
1,400' Notification Distance
Ward 4 Stobaugh
11/04/03

ASI SUBDIVISION



YAGGY COLBY ASSOCIATES
SURVEYORS • ARCHITECTS
PLANNERS
LANDSCAPE ARCHITECTS
117 THIRD AVENUE SOUTHWEST
ROCHESTER, MINNESOTA 55904
TEL 581-2200
FAX 581-2200
WWW.YAGGYCOLBY.COM

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLUSTED
CITY OF ROCHESTER

I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on _____ day of _____, 20____ the accompanying plat was duly approved by Common Council of the City of Rochester. In testimony whereof, I have hereunto signed my name and affixed the Seal of said City of Rochester this _____ day of _____, 20____.

Judy K. Scherr
City Clerk

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to applicable plotting laws.
This _____ day of _____, 20____.

Edward P. Kulis
Olusted County Surveyor

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and plotted the property described on this plat as ASI SUBDIVISION; that this plat is a correct representation of said survey; that all distances are correctly shown as said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground by October 8, 2004; that the outside boundary lines are correctly designated; and that there are no relations as defined in MS 505.02, Subd. 1, or public highways to be designated on said plat other than as shown.

Peter C. Oelker
Minnesota L.S. No. 41887

STATE OF MINNESOTA
COUNTY OF OLUSTED

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20____ by Peter C. Oelker, L.S. No. 41887.

Notary Public, Olusted County, MN
My Commission Expires _____

COUNTY PROPERTY RECORDS AND LICENSING

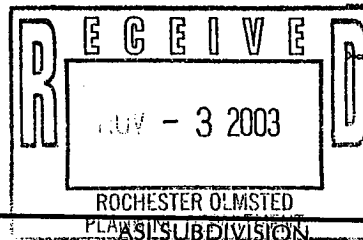
Taxes payable in the year 20____, on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this _____ day of _____, 20____.

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this _____ day of _____, 20____, at _____ o'clock _____ M. and was duly recorded in Olusted County Records.

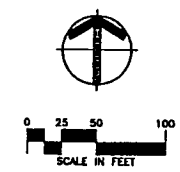
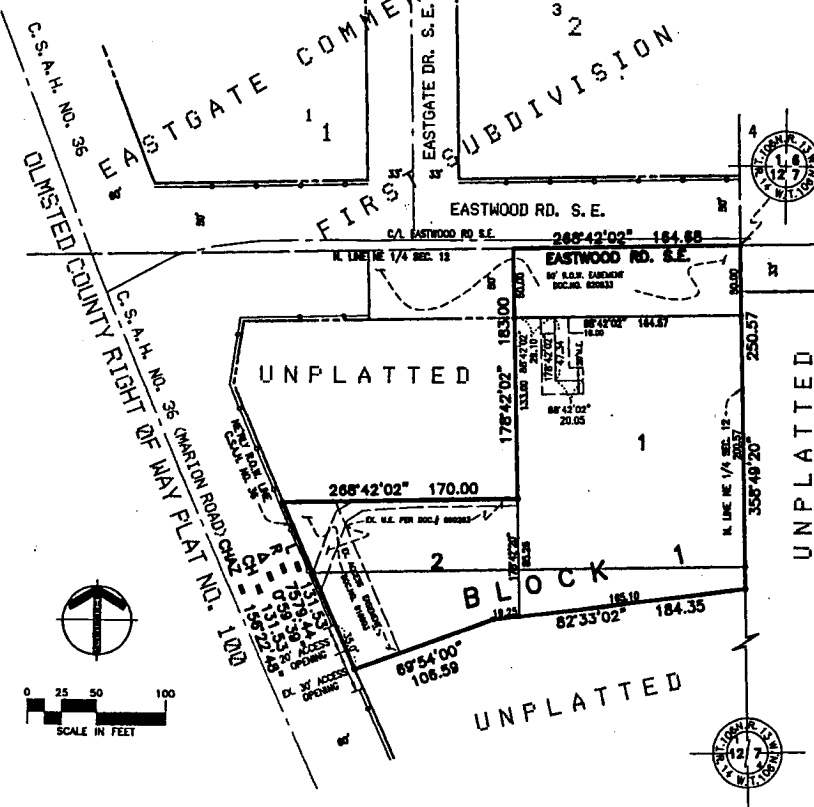
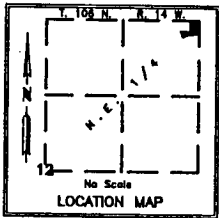
Document Number _____

Olusted County Director of
Property Records and Licensing

By _____ Deputy



SHEET NO. 1 OF 1



MONUMENTS
• Set 1/2" Rebars
• Found Monuments
(Pipes, Rod, Etc.)
All monuments set have a plastic cap stamped L.S. 41887.

UTILITY EASEMENT DEFINED
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

U.E. = UTILITY EASEMENT

CONTROLLED ACCESS DEFINED
Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

— = CONTROLLED ACCESS

INSTRUMENT OF DEFINITION
KNOW ALL MEN BY THESE PRESENTS: That Accessible Space Inc., a Minnesota Nonprofit Corporation, owner and proprietor of the following described property situated in Olusted County, State of Minnesota, to wit:

That part of the Northeast Quarter of the Northeast Quarter of Section 12, Township 108 North, Range 14 West, Olusted County, Minnesota, described as follows:

Beginning at the northeast corner of said Northeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 288 degrees 42 minutes 02 seconds along the north line of said Northeast Quarter 164.88 feet; thence southerly 178 degrees 42 minutes 02 seconds azimuth 183.00 feet; thence westerly 288 degrees 42 minutes 02 seconds azimuth 170.00 feet to the northeastern right-of-way line of County State Aid Highway No. 36, according to OLUSTED COUNTY RIGHT OF WAY PLAT NO. 100; thence southeasterly 131.53 feet along said northeastern right-of-way line, and along a nontangent curve concave northeasterly, having a radius of 7578.44 feet, a central angle of 0 degrees 58 minutes 39 seconds, and a chord azimuth of 156 degrees 22 minutes 48 seconds azimuth; thence southerly 88 degrees 54 minutes 00 seconds azimuth 108.59 feet; thence westerly 82 degrees 33 minutes 02 seconds azimuth 184.35 feet to the west line of said Northeast Quarter; thence northerly 358 degrees 48 minutes 20 seconds azimuth along said west line 250.57 feet to the point of beginning.

Said tract contains 1.33 acres more or less.

Have caused the same to be surveyed and plotted as ASI SUBDIVISION and do hereby dedicate the easement, as shown on this plat, for drainage and utility purposes only.

In witness whereof said Accessible Space Inc., a Minnesota Nonprofit Corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Stephen VanderSchuerf
President

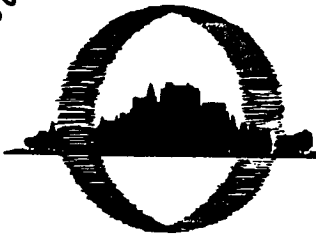
STATE OF MINNESOTA
COUNTY OF OLUSTED

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Stephen VanderSchuerf, President of Accessible Space Inc., a Minnesota Nonprofit Corporation, on behalf of the corporation.

Notary Public, Olusted County, MN
My Commission Expires _____

PROJECT: MAPS-0144
COMPUTER FILE: 61028
DATE: 10-03-03
DRAWN BY: J. PLATT

118

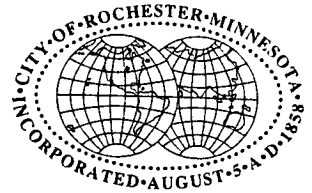


ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF
Olmsted

www.olmstedcounty.com/planning



TO: Rochester Common Council

FROM: Brent Svenby, Planner

DATE: November 12, 2003

RE: Final Plat #03-38, by Accessible Space, Inc. to be known as ASI Subdivision. The applicant proposes to subdivide approximately 1.33 acres of land into two lots for development. The property is located south of Eastwood Road and east of Marion Road, near the intersection of these two roads.

Planning Department Review:

Applicant/Owner: Accessible Space Inc.
1050 Thorndale Avenue NW
New Brighton, MN 55122

Surveyors/Engineers: Yaggy Colby Associates
717 3rd Ave SE
Rochester, MN 55904

Report Attachments:

1. Referral Comments
2. Location Map
3. Copy of Final Plat

Plat Data:

Zoning: The northerly portion of the property is zoned B-4 (General Commercial) while the southerly portion is zoned B-1 (Restricted Commercial). The applicant had filed a rezoning petition on the northerly portion of 1 to change the zoning to the B-1 district so that an apartment building can be constructed on the lot.

Proposed Development: This plat proposes to subdivide approximately 1.33 acres of land into 2 lots. A 15-unit handicapped housing building is proposed for Lot 1. There are no plans for Lot 2 at this time.



119,

Planning Staff and Recommendation:

No preliminary plat was required for this Plat. There are no new public roadways and no connections to adjacent properties.

Staff would recommend approval subject to the following conditions:

1. ***The Final Plat Documents shall include dedication of controlled access along the entire frontage of Eastwood Road SE, except for a single access no greater than 32 feet wide, in a location approved by Olmsted County Public Works.***
2. ***Prior to recording the final plat documents, the E911 Addressing and GIS Impact fees shall be paid as specified in the attached memorandum from the Planning Department GIS/Addressing staff dated November 7, 2003.***
3. ***Prior to recording the final plat documents, parkland dedication requirements shall be met via payment of cash in lieu of land in the amount of \$9,250.***

120

ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 11/5/03

The Department of Public Works has reviewed the application for FP#03-38 for the proposed ASI Subdivision. The following are Public Works comments on this request:

1. A Development Agreement has been executed for this Property.
2. Execution of a City-Owner Contract is required prior to construction of public infrastructure needed to develop this Property.
3. Controlled Access should be dedicated on the plat along the entire frontage of Eastwood rd SE, with the exception of a single access no greater than 32 feet wide, in a location approved by Olmsted County Public Works.

❖ Charges/fees applicable to the development of this property are/will be addressed in the Development Agreement and City-Owner Contract for this Property.



121/

ROCHESTER PARK AND RECREATION DEPARTMENT
201 FOURTH STREET SE
ROCHESTER MINNESOTA 55904-3769
TELE 507-281-6160
FAX 507-281-6165

M E M O R A N D U M

DATE: November 5, 2003

TO: Jennifer Garness
Planning

RE: Final Plat #03-38
ASI Subdivision

Acreage of plat.....	1.33 a
Number of dwelling units.....	15 units
Density factor.....	.0244
Dedication37 a
Fair market value of land.....	\$25,000 / a

The Park and Recreation Department recommends that dedication requirements be met via: Cash in lieu of land in the amount of \$9,250 (.37 a X \$25,000 / a) with payment due prior to recordation of the final plat.



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

PLAT REFERRAL RESPONSE

DATE: November 7, 2003

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: Pam Hameister, Wendy Von Wald; Peter Oetliker

RE: **ASI SUBDIVISION**
FINAL PLAT #03-38

UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JUNE 1, 2003.

E911 ADDRESSING FEE: \$40.00 (2 LOTS/ADDRESSES)

GIS IMPACT FEE: \$210.00 (2 LOTS/OUTLOTS)

Notes: 1. Additional E911 Addressing fees may be required upon Site Plan review.
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

A review of the **final plat** has turned up the following **ADDRESS** or **ROADWAY** related issues:

1. Upon review of ASI Subdivision the GIS / Addressing staff has found no issues to bring forth at this time.